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2 The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday,
3 September 13, 2011 at Westfield City Hall. Members present included Dan Degnan, Randy
4 Graham, Bill Sanders, Martin Raines, and Craig Wood. Also present were Kevin Todd, Senior
5 Planner, Ryan Clark, Planner, and City Attorney, Brian Zaiger.

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8 **APPROVAL OF MINUTES**
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10 Raines moved to approve the June 14, 2011 minutes as presented.

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12 Graham seconded, and the motion passed by voice vote.

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14 Sanders reviewed the Public Hearing Rules and Procedures.

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16
17 **NEW BUSINESS**
18

19 1109-VS-05 15577 Oak Road, Tim Swinney; The petitioner is requesting a Variance of Standard from
20 the Westfield- Washington Zoning Ordinance (WC 16.04.030, B, 6, a) to reduce the front
21 yard setback requirement from 80 feet to 5 feet, in order to construct an attached garage
22 in the AG-SF1 District.
23

24 Todd reviewed the request, which is a reduction of the front yard setback requirement to allow for a
25 garage; he also explained the history of the property which included a 1981 variance allowing the
26 property to be created.

27
28 Ms. Kim Seals represented Mr. Tim Swinney, the petitioner. She stated that the petitioner has spoken
29 with adjoining neighbors and no one was in opposition.

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31 A Public Hearing opened at 7:05 p.m.

32
33 No one spoke, and the Public Hearing closed at 7:06 p.m.

34
35 Degnan asked why the current building is setback only 48 feet, when the front yard setback
36 requirement is 80 feet.

37
38 Todd responded that he believed the definition of front yard changed over the years, and that the
39 west yard was considered the front yard when the original permit was issued. He further stated
40 that the current definitions in the ordinance consider the south yard, which is where the access to
41 the property is located, the front yard, thereby requiring that the structures be setback at least 80
42 feet from the south property line.

43
44 Raines moved to approve 1109-VS-05 as presented.

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46 Wood seconded, and the motion passed 5-0.

47
48 Sanders moved to adopt the staff's finding of facts on 1109-VS-05.
49

1 Wood seconded, and the motion passed 5-0.
2

3 Sanders moved to not have a December meeting in 2011.
4

5 Degnan seconded, and the motion passed by voice vote.
6

7 Wood announced his resignation from the BZA as of the end of 2011.
8

9 The meeting adjourned at 7:15 p.m.
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12

13 _____
Chairman

14 Bill Sanders

Secretary

Matthew Skelton